AMENDMENTS TO THE CLAIMS

Claim 1 (currently amended): A method for evaluating financing structures for procuring a real estate asset, the method comprising the steps of:

inputting information into a computer for processing the information wherein the information comprises financial data and non-financial data relating to the real estate asset;

providing a plurality of financing structures;

processing the financial data and the non-financial data into indicator values representing the financial data and the non-financial data with the computer;

evaluating the indicator values for the financial data and the non-financial data with respect to the plurality of financing structures to get a total score for each financing structure with the computer; and

outputting the total score for each financing structure from the computer to compare the total scores of all financing structures to obtain an optimal financing structure for procuring the real estate asset.

Claim 2 (original): The method of claim 1 further comprising the steps of:

assigning and applying weights to the indicator values that represent the importance of the financial data and the non-financial data for each financing structure; and

evaluating the weighted financial data and the non-financial data to get a total score of the financial data and the non-financial data for each financing structure.

Claim 3 (original): The method of claim 1 wherein the financing structures comprise an ownership financing structure and a lease hold financing structure.

Claim 4 (original): The method of claim 1 wherein the financing structure may be selected from the group consisting of: ownership using corporate funds, ownership with debt, a real estate investment trust, a partnership, and a joint venture.

Claim 5 (original): The method of claim 1 wherein the financing structures may be selected from the group consisting of: a short term-lease, a long-term lease, a credit sale/leaseback, a tax motivated leverage lease, and a synthetic lease.

Claim 6 (original): The method of claim 1 wherein the financing structures may be selected from the group consisting of: ownership using corporate funds, ownership with debt, a real estate investment trust, a partnership, a joint venture, a short-term lease, a long-term lease, a credit sale/leaseback, a tax-motivated leveraged lease, and a synthetic lease.

Claim 7 (original): The method of claim 1 further comprising the step of:

manipulating the financial data into performance metrics and assigning weights to the performance metrics to determine a financial data total, score.

Claim 8 (previously presented): The method of claim 1 wherein the financial data is selected from the group consisting of: a net present value after tax factor, an economic value-added factor, a total debt to capital factor, a capital requirement factor, a profit and loss ("P&L") cost impact factor, an earnings before interest and tax ("EBIT") interest coverage factor, an earnings before interest, tax, depreciation and amortization ("EBITDA") interest coverage factor, a free cash flow to total debt factor, a funds from operations to total debt factor, a diluted earnings per share ("EPS") from continuing operations factor, an operating profit/net sales factor, a return on assets factor, a return on equity factor, and a return on total capital factor.

Claim 9 (original): The method of claim 1 wherein the non-financial data is selected from the group consisting of: a strategic importance factor, a facility size factor, a replacement cost factor, a degree user specific factor, a market value/book value factor, a length of commitment factor, a certainty of occupancy factor, a flexibility factor, a market conformance factor, a size of market factor, a quality of market factor, and a rent/value trend factor.

Claim 10 (original): The method of claim 1 wherein the information relates to financial data of the entity desiring to procure the real estate.

Claim 11 (original): The method of claim 1 further comprising the step of:

evaluating the entity desiring to procure the real estate asset and the real estate asset for the financial and the non-financial data.

Claim 12 (original): The method of claim 1 further comprising the step of:

evaluating the real estate asset and the entity desiring to procure the real estate asset; and

designing a model that processes the financial and the non-financial information into indicator values.

Claim 13 (original): The method of claim 1 wherein the evaluation of the entity comprises reviewing documentation of the entity and interviewing personnel from within the entity.

Claim 14 (original): The method of claim 1 further comprising the step of:

processing the financial factors into performance metrics of the entity desiring to procure the real estate asset.

Claim 15 (original): The method of claim 1 further comprising the step of:

converting the financial information into standardized units prior to assigning the indicator values to the financial information.

Claim 16 (original): The method of claim 1 further comprising the steps of:

performing a sensitivity analysis of performance metrics for each financing structure.

Claim 17 (currently amended): A system for evaluating financial ~~structure~~ structures for procuring a real estate asset comprising:

means for inputting information wherein the information comprises financial data and non-financial data relating to the real estate asset;

<u>a database comprising information relating to real estate financing structures;</u>

means for processing the financial data and the non-financial data into indicator values representing the financial data and the non-financial data;

means for evaluating the indicator values for the financial data and the non-financial data <u>with respect to the real estate financing structures</u> to get total scores for each <u>real estate</u> financing structure; and

means for outputting the total scores for each <u>real estate</u> financing structure to compare the total scores for each <u>real estate</u> financing structure to obtain an optimal financing structure for procuring the real estate asset.

Claim 18 (original): The system of claim 17 further comprising:

means for assigning weights to the indicator values that represent the importance of the financial data and the non-financial data for each financing structure; and

means for evaluating the weighted financial data and the non-financial data to get a total score for the financial data and the non-financial data for each financing structure.

Claim 19 (original): The system of claim 17 wherein the financing structures may be selected from the group consisting of: ownership using corporate funds, ownership with debt, a real estate investment trust, a partnership, a joint venture, a short-term lease, a long-term lease, a credit sale/leaseback, a tax-motivated leveraged lease, and a synthetic lease.

Claim 20 (original): The system of claim 17 wherein the non-financial data is selected from the group consisting of: a strategic importance factor, a facility size factor, a replacement cost factor, a degree user specific factor, a market value/book value factor, a length of commitment factor, a certainty of occupancy factor, a flexibility factor, a market conformance factor, a size of market factor, a quality of market factor, and a rent/value trend factor.